

# **TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP (797-1101)

**SUBJECT:** Resolution - Plat Amendment

DG 3-2-01, Lauderdale-Miami Auto Auction Plat - 5353 State Road 7, Generally located on the west side of State Road 7 approximately 1/2 mile south of Griffin Road.

**TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE "LAUDERDALE-MIAMI AUTO AUCTION PLAT", AND PROVIDING AN EFFECTIVE DATE.

**REPORT IN BRIEF:**

In order to expand the existing auction facility building, the applicant proposes to amend the restrictive note on the Plat from 45,000 square feet of wholesale auto auction and ancillary uses; to 42.2 acres of wholesale auto auction with a maximum building area of 70,000 square feet. The proposed plat amendment increases the number of trips on the roadway network, however, the applicant is required by Broward County to pay the necessary impact fees associated with this request. This request is consistent with the permitted use of the B-3, Planned Business District.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** None

**FISCAL IMPACT:** Not Applicable

**RECOMMENDATION(S):** Motion to approve subject to finding of sufficient roadway capacity.

**Attachment(s):** Resolution, Planning report, Justification, Plat, Land Use map, Subject Site map, and Aerial.

RESOLUTION \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE "LAUDERDALE-MIAMI AUTO AUCTION PLAT", AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as Lauderdale-Miami Auto Auction Plat was recorded in the public records of Broward County in Plat Book 143, Page 36; and

WHEREAS, the owners desire to revise the restrictive note associated with said plat; and

WHEREAS, Broward County requires the Town of Davie concur with this revision prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve the proposed revision to the restrictive note shown on the Lauderdale-Miami Auto Auction Plat, the proposed revision being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

ATTEST:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

**Application #:** DG 3-2-01  
Lauderdale-Miami  
Auto Auction Plat

**Revisions:**

**Exhibit "A"**

**Original Report Date:** April 11, 2001

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**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

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**Applicant Information**

**Owner:**

**Name:** Manheim Auctions, Inc.

**Address:** 5353 State Road 7

**City:** Davie, FL 33314

**Phone:** (954) 791-3520

**Agent:**

**Name:** Associated Engineers of South  
Florida, Inc.

**Address:** 5450 Griffin Road

**City:** Davie, FL 33314

**Phone:** (954) 584-6880

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**Background Information**

**Application Request:** To amend the restrictive note on the Plat from 45,000 square feet of wholesale auto auction and ancillary uses; to 42.2 acres of wholesale auto auction with a maximum building area of 70,000 square feet.

**Address/Location:** 5353 State Road 7, Generally located at the west side of State Road 7 approximately 1/2 mile south of Griffin Road.

**Land Use Plan Designation:** Commercial and Industrial

**Zoning:** B-3, Planned Business District

**Existing Use:** 44,724 square feet of Auction facility and ancillary buildings

**Proposed Use:** A 25,276 future expansion of the Auction facility building

**Parcel Size:** 42.2 acres (1,838,232 square feet)

### **Surrounding Land Use:**

**North:** Auction Customer Parking Lot and Pelican Bay Office/Warehouse Development

**South:** Seminole Indian Reservation

**East:** Unincorporated Broward County

**West:** Florida Turnpike

### **Surrounding Zoning:**

**North:** M-2, Medium Industrial District

**South:** Seminole Indian Tribe land

**East:** Unincorporated Broward County (Commercial)

**West:** T, Transportation District

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## **Zoning History**

**Related Zoning History:** None

**Previous Request on same property:** The subject plat was recorded by Broward County on May 1, 1990, Plat Book 143, Page 36 of the Broward County records.

The site plan for the Lauderdale-Miami Auto Auction was approved by Town Council on July 18, 1990.

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## **Summary of Significant Development Review Agency Comments**

None

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## **Applicable Codes and Ordinances**

None

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## **Comprehensive Plan Considerations**

**Planning Area:** This property falls within Planning Area 6, generally located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of the planning area is industrially zoned and land used plan designated. There are small commercial parcels along State Road 7 corridor with one large retail center being located on the southwest corner of University Drive and State Road 84.

**Broward County Comprehensive Plan:** The Broward County Comprehensive Plan requires that any changes to the restrictive note on the plat be reviewed and approved or disapproved by the municipality, and with final approval by Broward County Commission.

**Flexibility Zone:** The proposed plat is in Flexibility Zone 81.

**Concurrency Considerations:** Based upon the most recently distributed edition of the Broward County Overcapacity Roadway Map, the subject area is not in a compact deferral area.

**Applicable Goals, Objectives & Policies:** Several plan policies require consideration of traffic impacts from proposed development, and maintenance of adopted levels of service (see concurrency considerations).

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### **Staff Analysis/Findings of Fact**

The delegation request provides for a 25,276 square foot increase in overall auto auction use from 44,724 square feet to 70,000 square feet. The change in the restrictive note will allow auto storage and accessory uses on the site's 42.2 acres and restrict building area to 70,000 square feet.

Staff finds the delegation request is consistent with the Town's Commercial and Industrial Land Use Plan classifications as well as the B-3, Planned Commercial District and M-2, Medium Industrial District permitted uses.

### **Staff Recommendation**

**Recommendation:** Based upon the above and the positive findings of fact, staff recommends approval of application number DG 3-2-01.

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### **Exhibits**

Resolution, Planning Report, Justification letter, Plat, Land Use Map, Subject Site, and Aerial

Prepared By: \_\_\_\_\_ Reviewed By: \_\_\_\_\_



## **ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC**

**PLANNING • DESIGN • STUDIES • INSPECTION SERVICES**

5450 GRIFFIN ROAD,

DAVIE, FL. 33314

March 26, 2001

**Town of Davie Planning & Zoning Dept.**

6591 S.W. 45<sup>th</sup> St.

Davie, FL 33314

ATT: Ms. Gery A. Baluss

RE: Lauderdale-Miami Auto Auction Plat  
Delegation Request to amend  
Level of Development  
Our Project No. 2001-104

Dear Gery:

On behalf of our clients Manhein Auctions, Inc., we are writing this letter to justify our request to amend the level of development for the referenced project.

First of all, our request is being processed as recommended by Broward County Development Management Division to properly reflect the actual use of the subject property. That is, to include the use of the automotive storage areas, which is not reflected on the square footage of building areas allowed to be constructed under this plat approval. Second, the approval of our request will allow us to proceed with a much-needed expansion to the auction building. Without this expansion Lauderdale-Miami Auto Auction could not continue its operation at this location in the Town of Davie. This business, which is among the largest employers in the Town of Davie, will be forced to move out of this location.

The Town cooperation is needed to continue the successful operation of this business.

Sincerely,

ASSOCIATED ENGINEERS  
OF SOUTH FLORIDA, INC.

  
Gustavo X. Aguirre, President

Phone: (954) 584-6880  
2001-104ids2 gvaletters

Fax: (954) 584-2862

A REPLAT OF A PORTION OF TRACTS 5 AND 6  
NEWMAN'S SURVEY' (P.B. 2 PG. 26 DADE CO. REC.S.)  
SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST  
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

**Abstract**



1

Journal of Interpersonal Violence 27(10): 1931-1947, 2012  
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<http://jiv.sagepub.com>

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1. *James J. ...*

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Figure 1. A schematic diagram of the experimental setup. The subject is seated in a chair, viewing a video screen. The screen displays a target (a small circle) and a starting point (a larger circle). The subject's hand is positioned at the starting point. The distance between the starting point and the target is labeled as  $d$ . The subject is instructed to move their hand from the starting point to the target. The video screen is connected to a computer system that records the hand's position and movement time.

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Case	Age	Sex	Occupation	Duration of symptoms	Location of symptoms	Severity of symptoms	Response to treatment	Outcome
1	45	Male	Farmer	10 years	Right arm	Mild	Good	Recovery
2	52	Female	Teacher	5 years	Left leg	Moderate	Fair	Recovery
3	60	Male	Engineer	3 years	Right leg	Severe	Poor	Recovery
4	58	Female	Homemaker	8 years	Left arm	Mild	Good	Recovery
5	65	Male	Retired	12 years	Right leg	Moderate	Fair	Recovery
6	70	Female	Homemaker	15 years	Left arm	Severe	Poor	Recovery
7	75	Male	Farmer	20 years	Right arm	Mild	Good	Recovery
8	80	Female	Homemaker	25 years	Left leg	Moderate	Fair	Recovery
9	85	Male	Retired	30 years	Right leg	Severe	Poor	Recovery
10	90	Female	Homemaker	35 years	Left arm	Mild	Good	Recovery

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Table 1. *Mean (SD) values of the variables measured in the 1000 subjects*

1. *Chlorophyll a* (Chl *a*) and *Chlorophyll b* (Chl *b*) were extracted from 100 mg of fresh leaves using 10 ml of 80% acetone. The extracts were centrifuged at 1000g for 5 min and the supernatant was transferred to a clean vial. The process was repeated until the leaves were completely extracted. The supernatants were then combined and the solvent was evaporated under reduced pressure. The residue was dissolved in 1 ml of dimethyl sulfoxide (DMSO) and the absorbance was measured at 663 nm and 646 nm using a spectrophotometer.

© 2001 Blackwell Science Ltd *Journal of Internal Medicine* 250: 103–110

[illegible]

Experiment	Condition	Stimulus	Response	Measurement
1	Control	Stimulus A	Response A	Measurement A
2	Control	Stimulus B	Response B	Measurement B
3	Control	Stimulus C	Response C	Measurement C
4	Control	Stimulus D	Response D	Measurement D
5	Control	Stimulus E	Response E	Measurement E
6	Control	Stimulus F	Response F	Measurement F
7	Control	Stimulus G	Response G	Measurement G
8	Control	Stimulus H	Response H	Measurement H
9	Control	Stimulus I	Response I	Measurement I
10	Control	Stimulus J	Response J	Measurement J
11	Control	Stimulus K	Response K	Measurement K
12	Control	Stimulus L	Response L	Measurement L
13	Control	Stimulus M	Response M	Measurement M
14	Control	Stimulus N	Response N	Measurement N
15	Control	Stimulus O	Response O	Measurement O
16	Control	Stimulus P	Response P	Measurement P
17	Control	Stimulus Q	Response Q	Measurement Q
18	Control	Stimulus R	Response R	Measurement R
19	Control	Stimulus S	Response S	Measurement S
20	Control	Stimulus T	Response T	Measurement T
21	Control	Stimulus U	Response U	Measurement U
22	Control	Stimulus V	Response V	Measurement V
23	Control	Stimulus W	Response W	Measurement W
24	Control	Stimulus X	Response X	Measurement X
25	Control	Stimulus Y	Response Y	Measurement Y
26	Control	Stimulus Z	Response Z	Measurement Z
27	Control	Stimulus AA	Response AA	Measurement AA
28	Control	Stimulus AB	Response AB	Measurement AB
29	Control	Stimulus AC	Response AC	Measurement AC
30	Control	Stimulus AD	Response AD	Measurement AD
31	Control	Stimulus AE	Response AE	Measurement AE
32	Control	Stimulus AF	Response AF	Measurement AF
33	Control	Stimulus AG	Response AG	Measurement AG
34	Control	Stimulus AH	Response AH	Measurement AH
35	Control	Stimulus AI	Response AI	Measurement AI
36	Control	Stimulus AJ	Response AJ	Measurement AJ
37	Control	Stimulus AK	Response AK	Measurement AK
38	Control	Stimulus AL	Response AL	Measurement AL
39	Control	Stimulus AM	Response AM	Measurement AM
40	Control	Stimulus AN	Response AN	Measurement AN
41	Control	Stimulus AO	Response AO	Measurement AO
42	Control	Stimulus AP	Response AP	Measurement AP
43	Control	Stimulus AQ	Response AQ	Measurement AQ
44	Control	Stimulus AR	Response AR	Measurement AR
45	Control	Stimulus AS	Response AS	Measurement AS
46	Control	Stimulus AT	Response AT	Measurement AT
47	Control	Stimulus AU	Response AU	Measurement AU
48	Control	Stimulus AV	Response AV	Measurement AV
49	Control	Stimulus AW	Response AW	Measurement AW
50	Control	Stimulus AX	Response AX	Measurement AX
51	Control	Stimulus AY	Response AY	Measurement AY
52	Control	Stimulus AZ	Response AZ	Measurement AZ
53	Control	Stimulus BA	Response BA	Measurement BA
54	Control	Stimulus BB	Response BB	Measurement BB
55	Control	Stimulus BC	Response BC	Measurement BC
56	Control	Stimulus BD	Response BD	Measurement BD
57	Control	Stimulus BE	Response BE	Measurement BE
58	Control	Stimulus BF	Response BF	Measurement BF
59	Control	Stimulus BG	Response BG	Measurement BG
60	Control	Stimulus BH	Response BH	Measurement BH
61	Control	Stimulus BI	Response BI	Measurement BI
62	Control	Stimulus BJ	Response BJ	Measurement BJ
63	Control	Stimulus BK	Response BK	Measurement BK
64	Control	Stimulus BL	Response BL	Measurement BL
65	Control	Stimulus BM	Response BM	Measurement BM
66	Control	Stimulus BN	Response BN	Measurement BN
67	Control	Stimulus BO	Response BO	Measurement BO
68	Control	Stimulus BP	Response BP	Measurement BP
69	Control	Stimulus BQ	Response BQ	Measurement BQ
70	Control	Stimulus BR	Response BR	Measurement BR
71	Control	Stimulus BS	Response BS	Measurement BS
72	Control	Stimulus BT	Response BT	Measurement BT
73	Control	Stimulus BU	Response BU	Measurement BU
74	Control	Stimulus BV	Response BV	Measurement BV
75	Control	Stimulus BW	Response BW	Measurement BW
76	Control	Stimulus BX	Response BX	Measurement BX
77	Control	Stimulus BY	Response BY	Measurement BY
78	Control	Stimulus BZ	Response BZ	Measurement BZ
79	Control	Stimulus CA	Response CA	Measurement CA
80	Control	Stimulus CB	Response CB	Measurement CB
81	Control	Stimulus CC	Response CC	Measurement CC
82	Control	Stimulus CD	Response CD	Measurement CD
83	Control	Stimulus CE	Response CE	Measurement CE
84	Control	Stimulus CF	Response CF	Measurement CF
85				

# LAUDERDALE - MIAMI AUTO AUCTION

A REPLAT OF A PORTION OF TRACTS 5 AND 6  
"NEWMAN'S SURVEY" (P.B. 2 PG. 26 DADE CO. REC. 8, J)  
SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST  
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

PREPARED BY  
BROWARD COUNTY  
PLANNING DEPARTMENT  
FOR THE CITY OF LAUDERDALE  
DATE: 10-10-1988

1. THE CITY OF LAUDERDALE HAS BEEN DESIGNATED AS THE OFFICIAL AUCTIONEER FOR THE SALE OF VEHICLES RECOVERED FROM THE TRUCKS OF THE MIAMI AUTO AUCTION.

2. THE CITY OF LAUDERDALE HAS BEEN DESIGNATED AS THE OFFICIAL AUCTIONEER FOR THE SALE OF VEHICLES RECOVERED FROM THE TRUCKS OF THE MIAMI AUTO AUCTION.

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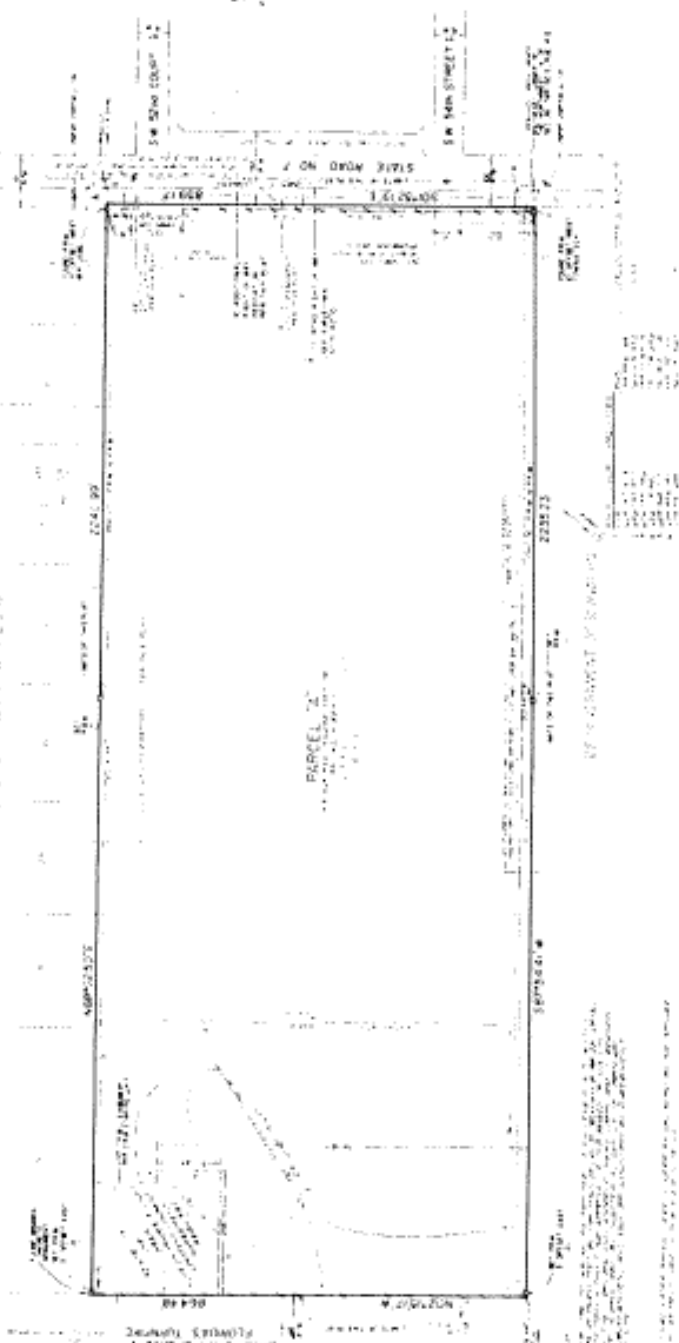
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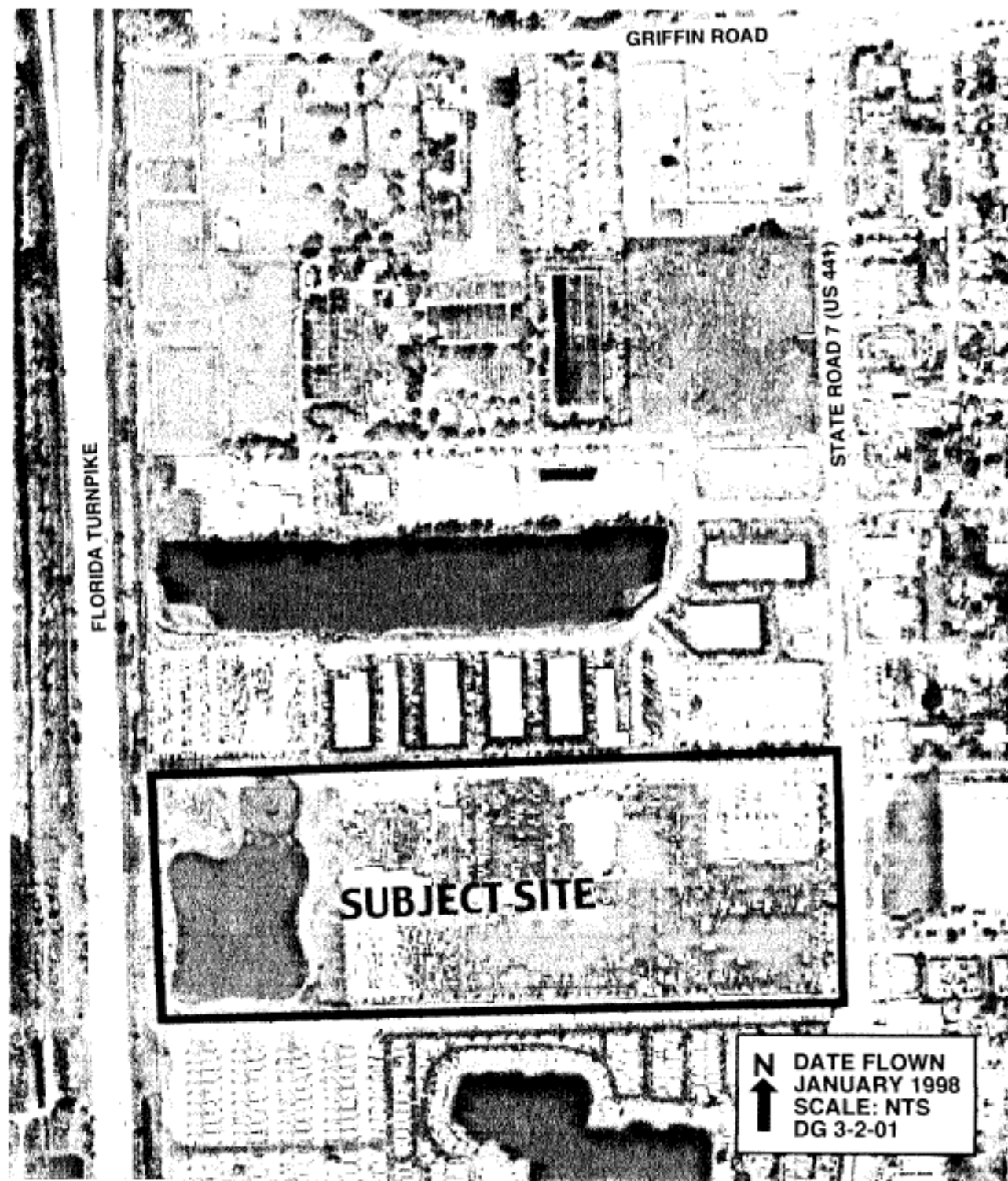
DATE: 10-10-1988



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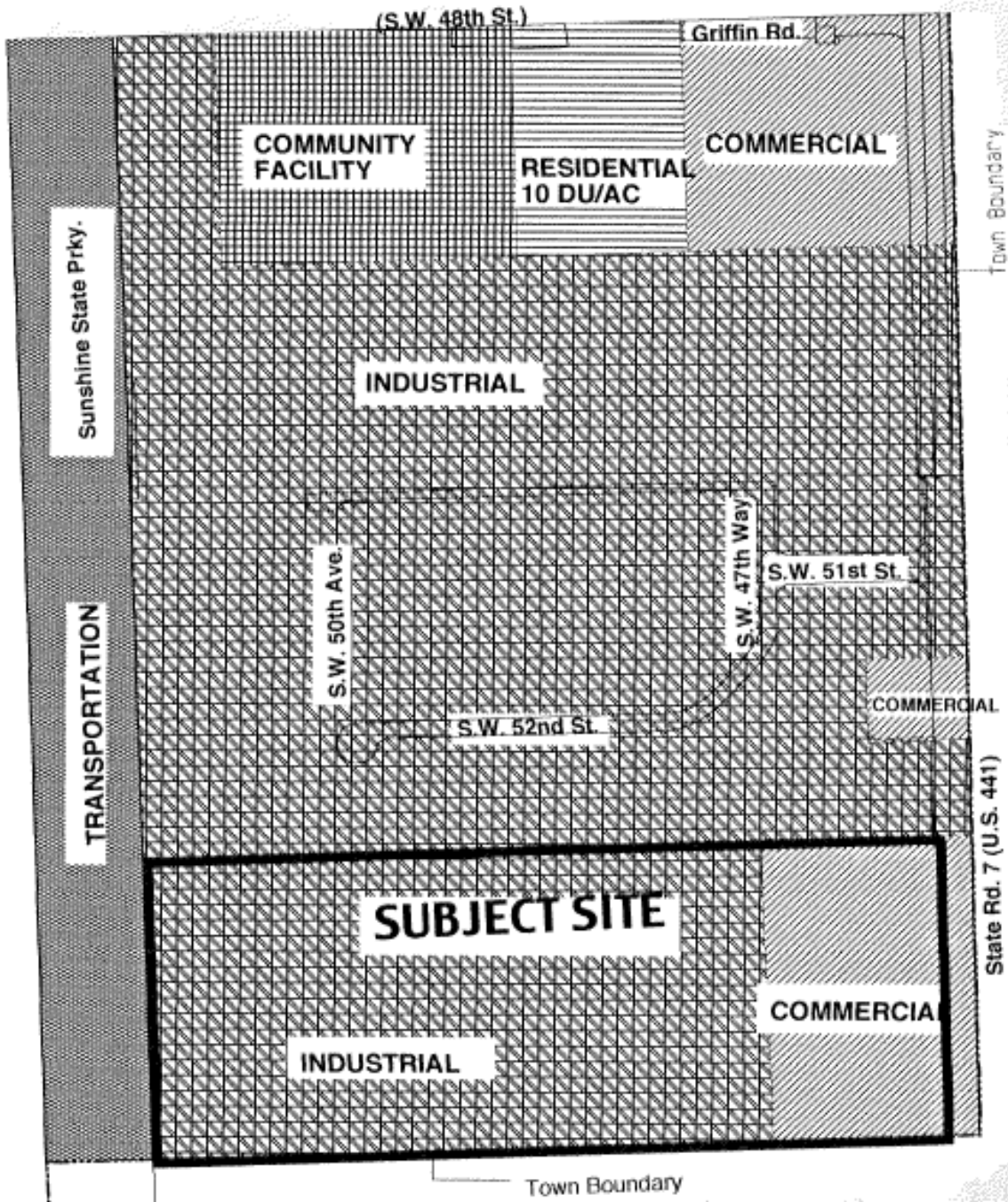
GRIFFIN ROAD

FLORIDA TURNPIKE

STATE ROAD 7 (US 441)

SUBJECT SITE

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↑  
DATE FLOWN  
JANUARY 1998  
SCALE: NTS  
DG 3-2-01



PETITION NUMBER		N <b>4</b>
DG 3-2-01		
Subject Site Area Future Land Use Plan		
PREPARED 4/5/01		Scale: 1"=400'
BY THE PLANNING & ZONING DIVISION		